

a\*13-7-1  
a\*13-7-2

AN ACT to amend Tennessee Code Annotated, Title 13, Chapter 7, Part 1 and Title 13, Chapter 7, Part 2, relative to zoning.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-7-102, is amended by inserting the following language after the second sentence:

Provided, however, when property is initially zoned, the zoning ordinance shall zone each parcel of property for its present use. Such property shall not be rezoned until the owner of the property no longer uses the property according to its initial zoning or provides a written authorization for the property to be rezoned. The property shall then be zoned in accordance with the zoning plan for the district or zone.

SECTION 2. Tennessee Code Annotated, Section , 13-7-104, is amended by adding the following language at the end of the section:

In addition to such publication requirement, a copy of the notice shall be mailed to each owner of record of the property to be zoned as well as to owners of record of the property adjacent thereto.

SECTION 3. Tennessee Code Annotated, Section 13-7-105(b)(1) and (2), are amended by adding the following language after the first sentence:

In addition to such publication requirement, a copy of the notice shall be mailed to each owner of record of the property to be rezoned as well as to owners of record of the property adjacent thereto.

SECTION 4. Tennessee Code Annotated, Section 13-7-202, is amended by inserting the following language at the end of the section:

Provided, however, when property is initially zoned, the zoning ordinance shall zone each parcel of property for its present use. Such property shall not be rezoned until the owner of the property no longer uses the property according to its initial zoning or provides a written authorization for the property to be rezoned. The property shall then be zoned in accordance with the zoning plan for the district or zone.

SECTION 5. Tennessee Code Annotated, Section , 13-7-203(a), is amended by adding the following language at the end of the section:

In addition to such publication requirement, a copy of the notice shall be mailed to each owner of record of the property to be zoned or rezoned as well as to owners of record of the property adjacent thereto.

SECTION 6. This act shall take effect upon becoming a law, the public welfare requiring it.

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